

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/1 Sergeant Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	302/3 Thiele Ct BLACKBURN 3130	\$417,000	05/06/2023
2	103/3 Thiele Ct BLACKBURN 3130	\$406,000	14/07/2023
3	306/1 Sergeant St BLACKBURN 3130	\$380,000	10/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/08/2023 10:47



woodards 

12/1 Sergeant Street Blackburn

Additional information

Total size-84sqm approx.
 Owners Corporation-3393.16 per year.
 Council Rates-\$824.85 per year.
 Water Rates-\$719.56 per year plus usage.
 Deluxe 1 bedroom ground floor residence.
 Inviting spacious central lounge and dining zone.
 Sublime and very functional kitchen which delivers elegant grey stone, breakfast bar, integrated fridge and freezer and premium stainless steel Miele appliances.
 Generous bedroom is equipped with built-in robe storage.
 Study (with added storage).
 Striking bathroom with rain shower.
 Expansive terrace area.
 European laundry.
 Split system heating and cooling.
 Secure intercom.
 Storage cage.
 Secure undercover car space.

Rental Estimate

\$450- \$480 per week (approx.)

Chattels

Fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools

Box Hill High School – Zoned (480m)
 Blackburn High School - (1.2km)
 Laburnum Primary School – zoned (900m)
 Blackburn Primary School – (1.28km)

Shops

Laburnum Village (300m)
 Box Hill Central (2.7km)
 Blackburn Square (1.7km)
 Forest Hill Chase (3.6km)

Parks

Bolton Park (1.3km)
 Morton Park (1.7km)
 Blackburn Lake Sanctuary (2.2km)

Transport

Laburnum train station (210m)
 Blackburn train station (1.1km)
 Bus 271 Box Hill - Ringwood
 Bus 279 Box Hill - Doncaster

Settlement

10% deposit, 30/60/90 days or any other such terms that have been agreed to in writing by the vendor



Mark Johnstone
0417 377 916



Rachel Waters
0413 465 746

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au